

**AGENDA**

**MEETING OF THE MAYOR AND ALDERMEN**

**DECEMBER 22, 2003**

1. Recommend approval of the minutes of the meeting of December 18, 2003.
2. An appearance by Jim Poole, Coastal Heritage Society Board Chairman, to express thanks for the City's purchase of the Battlefield Park property.

**ALCOHOLIC BEVERAGE LICENSE HEARINGS**

3. Gary A. Allen, Jr., t/a Savannah Convenience, Inc. requesting a 2004 beer and wine (package) license at 6827 Waters Avenue, which had a 2001 beer (package) license and is located between Leafmore and Eisenhower Drives in District 4. Recommend approval.
4. Mark H. Chauhan t/a The Blues Bar of Savannah, Inc. d/b/a Savannah Blues, requesting to transfer a 2003 liquor, beer and wine (drink) license from Eric Culberson t/a Savannah Blues at 206 W. Saint Julian Street, which is located between Barnard and Jefferson Streets in District 1. Recommend approval.
5. Richard K. Cheong t/a Ray's Convenience Mart, requesting to transfer a 2003 beer (package) license from Gregory R. Eng t/a Ray's Convenience Mart at 8001 Waters Avenue, which is located between Cranman Street and Mall Boulevard in District 4. Recommend approval.
6. Dominic A. Thai Le t/a Di Vang Cafe, requesting to transfer a 2003 beer (drink w/Sunday sales) license from Vinny Thai t/a Di Vang Cafe at 2125 E. Victory Drive, Suite C, which is located between Skidaway Road and Shuptrine Avenue in District 3. Recommend approval.
7. James Monaghan t/a MPH Entertainment, LLC d/b/a Millionaire's Casino, requesting a 2003 liquor, beer and wine (drink w/Sunday sales) license for a ship to be docked behind the Hyatt Hotel at 2 W. River Street, which is a new location between the Bull and Barnard Ramps in District 1. Recommend approval.
8. Edward Steiner, Jr. t/a Publix Supermarket, Inc. #522, requesting to transfer a 2003 beer and wine (package) license from Jay Thomas t/a Publix Supermarkets, Inc. #522 at 5500 Abercorn Street, which is located between 73<sup>rd</sup> Street and Janet Drive in District 4. Recommend approval.

## **PUBLIC HEARINGS**

9. Benjamin Van Clark Neighborhood Redevelopment Plan. A public hearing to present information and receive comments concerning the Benjamin Van Clark Neighborhood Redevelopment Plan. The plan was prepared by the Department of Community Planning and Development, the Benjamin Van Clark Planning Committee, the Benjamin Van Clark Neighborhood Association and residents to address issues critical to the livability of the Benjamin Van Clark neighborhood. Designation of the neighborhood as an Urban Redevelopment Area is a prerequisite for adoption of the plan. (See "RESOLUTIONS" and memo at back of agenda.)

## **PETITIONS**

10. Donald Leigh Sparry – Petition #9708, requesting to transfer Bonaventure Cemetery, Section K, Lot 380, Spaces 9, 10, 11 and 12, from Joseph Wilton Sparry (deceased father) to Donald Leigh Sparry. Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles A, Folio 403, show this lot in the name of Joseph W. Sparry. There is no reason transfer should not be made as requested by his heir.
11. Jerry Donald Hill – Petition #9709, requesting to transfer Bonaventure Cemetery, Section L, Lot 478, Spaces 2, 5, 8, 9, 10, 11 and 12, from Lula Helmly (deceased great grandmother) to Jerry Donald Hill. Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles C, Folio 466, show this lot in the name of Lula Helmly. There is no reason transfer should not be made as requested by her heir.
12. Wellie Penninger – Petition #9719, requesting to transfer Bonaventure Cemetery, Section L, Lot 652, all available spaces, from Elizabeth L. Sheffield (deceased grandmother) to Wellie Penninger (heir). Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles D, Folio 49, show this lot in the name of Elizabeth L. Sheffield. There is no reason transfer should not be made as requested by her heir.
13. Jessie K. Waters Wood – Petition #9721, requesting to transfer Bonaventure Cemetery, Section M, Lot 283, Spaces 10½ and 11½, from Clinton A. Waters (deceased father) to Jessie K. Waters Wood (Executor of Estate/heir). Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles E, Folio 352, show this lot in the name of Clinton A. Waters. There is no reason transfer should not be made as requested by his heir.

## **RESOLUTIONS**

14. Benjamin Van Clark Neighborhood. A resolution to designate the Benjamin Van Clark neighborhood as meeting the criteria for an Urban Redevelopment Area under Georgia Urban Redevelopment Law and to approve the Benjamin Van Clark Neighborhood Redevelopment Plan. Recommend approval.
15. Quit Claim Deed – John F. Laws and Pearl E. Laws. A resolution to authorize granting a quit claim deed for the unopened 20-foot wide right-of-way running through the property at 203 Stephenson Avenue (PIN 2-0144-11-002) to John F. Laws and Pearl E. Laws in consideration of their payment in the amount of \$15,000.00. (Petition #9541 approved November 13, 2003.) Recommend approval.

## **MISCELLANEOUS**

16. Final Plat. Recommend approval of the final plat for a major subdivision of Parcel 1B-2, formerly known as Parcel 1B, Crossroads Business Center. Recommend approval.
17. Surplus Property Sale – Unopened Right-of-Way Parallel to Ott Street. On September 4, 2003, Ralph Zezza, managing partner for Lifestyles of Savannah Real Estate, LLC, petitioned the City to declare surplus and sell an unopened right-of-way parallel to Ott Street between E. 36<sup>th</sup> and 37<sup>th</sup> Streets. Council declared the unopened right-of-way surplus and approved offering it for public sale via a request for proposals.

The property was advertised for sale and the request for proposals closed on November 25, 2003 with a minimum bid request of \$5,895.00. Lifestyles Sales, LLC submitted the only proposal in the amount of \$6,000.00.

Ralph Zezza's company owns the adjacent 35-foot lot and plans to combine it with the 30-foot unopened right-of-way to provide additional parking for the development of a midtown retail center at 2005 Waters Avenue

Recommend accepting the qualifying bid of \$6,000.00 and selling the unopened right-of-way to Lifestyles Sales, LLC with the understanding that the closing will be within 60 days of Council approval and that the property will be used in conjunction with the development of a midtown retail center. Recommend approval.

- 17.1. Easement Agreement – Georgia Ports Authority. Recommend authorization to enter into an easement agreement with Georgia Ports Authority for replacement of an existing I & D (Industrial and Domestic) trunk water line. Recommend approval.

## **TRAFFIC ENGINEERING REPORTS**

18. Multi-Way Stop Sign – Paulsen Street and 52<sup>nd</sup> Street. Traffic Engineering has identified the need for multi-way stop signs at the intersection of Paulsen and 52<sup>nd</sup> Streets.

The intersection of Paulsen and 52<sup>nd</sup> Streets is controlled by a two-way sign to make traffic on 52<sup>nd</sup> Street stop for traffic on Paulsen Street. The average daily traffic volume is approximately 10,000 vehicles per day. The intersection experienced seven right angle accidents in the past 12 months. The accident rate is 1.9 per one-million vehicles entering the intersection.

Based on more than five accidents in a 12-month period that are susceptible for correction and the traffic volume entering the intersection exceeding 500 vehicles per hour for a period of 12 hours during the day, the intersection meets the necessary warrants for four-way stop signs.

Recommend installing four-way stop signs to assign right-of-way at this intersection. Recommend also installing a flashing beacon to provide the safest way to alert motorists of the change in traffic control. Recommend approval.

## **BIDS, CONTRACTS AND AGREEMENTS**

19. Agreement with Atlanta Gas Light Resources, Inc. Recommend authorization for the City Manager to execute an agreement for Atlanta Gas Light Resources, Inc. to work in the right-of-way of General McIntosh Boulevard and any other City right-of-way in accordance with the environmental remediation plan approved by the Environmental Protection Division. Recommend approval.

- 19.1. Battlefield Park Soil Remediation - One Time Purchase Bid No. 03.318. Recommend approval to procure soil remediation from ENTACT Services, LLC in the amount of \$1,331,052.78. The soil remediation is needed to remove contaminated soil from the Battlefield Park site located adjacent to the historic railroad complex.

Bids were received December 2, 2003. This bid has been advertised, opened and reviewed. Delivery: 270 Days. Terms: Net-30 Days. The bidders were:

L.B.	ENTACT	\$ 1,331,052.78
	Winter Construction	\$ 1,372,615.50
	Weston Solution	\$ 1,545,496.16

Shaw Environmental	\$ 1,548,299.00
Sevenson	\$ 1,699,104.00
*Kemron Environmental	\$ 1,727,584.50
Earth Tech	\$ 1,915,065.00

Funds are available in the 2003 Budget, Account No. OP 638. A Pre-Bid Conference was conducted and 9 vendors attended. (\*Indicates minority vendor.) Recommend approval.

20. Pagers and Paging Services – Annual Contract Renewal – Bid No. 03.339. Recommend renewing an annual contract to procure pagers and paging services from Beep One in the amount of \$51,235.20 (alpha-numeric pagers) and Pro-Page in the amount of \$4,218.60 (digital pagers) for a total of \$55,453.80. The contract is needed to provide messaging capability to City departments. The City has 603 alpha-numeric pagers and 63 digital pagers. These numbers will decrease due to the City's wireless contract which provides free paging services.

The reason for not originally selecting the low bidders for alpha-numeric pagers is that Pro-Page and Mobilecomm did not meet specifications for connectivity to paging software for the E-911 system.

Bids were originally received June 1, 1999. This bid was advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. Beep One		\$ 51,235.20
L.B. +Pro-Page		\$ 4,218.60
+ Mobilecomm	(Partial Bid)	\$ 45,781.32
Metrocall		\$ 55,971.60

Funds are available in the 2004 Budget, Account No. 51211. A Pre-Bid Conference was not conducted as this is an annual contract renewal. (+Indicates low bidder not meeting specifications.) Recommend approval.

21. Digital Copiers – Annual Contract Renewal – Request for Proposal No. 03.364. Recommend renewing an annual contract to procure rental of digital copiers from Automated Business Resources in the amount of \$126,274.08. The copiers will be used by City employees in various locations at the rental rate of \$.017 per black and white copy and \$.20 per color copy. Some copiers are connected to the City's computer network to function as computer printers and scanners at an additional charge of \$.0059 per black and white copy and \$.02 per color copy.

Proposals were originally received November 5, 2002. The proposal was advertised, opened and reviewed. The proposers were:

B.P. Automated Business Resources	\$	126,274.08
Herrin	\$	136,816.68
Docuquest	\$	159,476.52
Coyle	\$	167,275.08
ComDoc	\$	171,285.00
Danka	\$	231,324.72
IKON	\$	240,215.76
Xerox	\$	276,553.68

Criteria:	Meets Minimum Specifications	Quality of Service, Tech Qualification	Cost	Reports an/or Consolidated Invoices	References	Total Score
Proposer	(20 pts.)	(20 pts.)	(40 pts.)	(10 pts.)	(10 pts.)	(100 pts.)
ABR	20	20	40	10	10	100
Herrin	20	20	37	10	10	97
ComDoc	20	20	29	10	10	89
Docuquest	20	20	32	0	10	82
Danka	20	20	22	10	10	82
Coyle	20	20	31	0	10	81
Xerox	20	20	18	10	10	78
IKON	20	20	21	10	10	71

Funds are available in the 2003 Budget, Account No. Various. A Pre-Proposal Conference was not conducted as this is an annual contract renewal. Recommend approval.

22. Uniform Shoes for Fire Department – Annual Contract – Bid No. 03.333. Recommend approval to procure uniform shoes (work boots, dress shoes and tennis shoes) from Uniforms By Patrick in the amount of \$16,384.05. The uniform shoes will be used by Fire Department personnel.

Bids were received December 2, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. ** Uniforms By Patrick	\$	16,384.05
NAFECO (Partial Bid)	\$	14,023.00
Municipal Equipment Co.	\$	18,840.07
West Chatham Warning Devices	\$	19,848.50
Red Dot Uniforms & Supply	\$	20,422.50
CINTAS	\$	20,900.00
Gulf State Distributors	\$	21,075.95

Funds are available in the 2003 Budget, Account No. 101-5140-51310. A Pre-Bid Conference was conducted and no vendor attended. (\*\*Indicates woman-owned business.) Recommend approval.

23. Street Sweeper Parts – Annual Contract – Bid No. 03.322. Recommend approval to award an annual contract for street sweeper parts from Old Dominion Brush Corporation in the amount of \$41,648.00. The parts will be used by Vehicle Maintenance to repair street sweepers.

Bids were received November 25, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. Old Dominion Brush Corporation	\$	41,648.00
Lacal Equipment, Inc.	\$	43,459.00

Funds are available in the 2003 Budget, Account No. 611-1130-51360. A Pre-Bid Conference was conducted and no vendors attended. Recommend approval.

24. Towing of Abandoned Vehicles – Annual Contract – Bid No. 03.337. Recommend approval to procure towing, storage and disposition of abandoned/derelict vehicles from S & S Towing for \$25,800.00 in estimated revenue to the City. The contract is administered by Property Maintenance for removal of abandoned and derelict vehicles and is also used by Parking Services to remove booted and illegally parked vehicles.

All local towing companies were solicited but only one company bid.

Bids were received December 2, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

H.B. S & S Towing	\$	25,800.00
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Funds are available in the 2003 Budget, Account No. 101-3106-51295. A Pre-Bid Conference was conducted and one vendor attended. Recommend approval.

25. Ammonia Feed Equipment – One Time Purchase – Sole Source. Recommend approval to procure ammonia feed equipment from Templeton and Associates in the amount of \$24,832.00. The equipment is needed to provide longer lasting disinfection of treated surface.

The reason why a sole source vendor is required is that this equipment must be Capital Controls equipment for compatibility purposes and Templeton is the only authorized dealer for this area.

Bids were received December 12, 2003. This bid has been opened and reviewed. Delivery: 10 Weeks. Terms: Net-30 Days. The bidder was:

S.S. Templeton and Associates \$ 24,832.00

Funds are available in the 2003 Budget, Account No. 2581-51250. A Pre-Bid Conference was not conducted as this is a sole source purchase. Recommend approval.

26. Submersible Pumps – One Time Purchase – Sole Source. Recommend approval to procure six Flygt submersible pumps from Ellis K. Phelps, Inc. in the amount of \$62,003.00. The pumps will be used to replace various deteriorated pumps in the wastewater collection system.

The reason why a sole source vendor is required is that these pumps must be Flygt pumps due to compatibility issues and Ellis Phelps is the only dealer for this area.

The bidder was:

S.S. Ellis K. Phelps \$ 62,003.00

Funds are available in the 2003 Budget, Account No. 2552-51520. A Pre-Bid Conference was not conducted as this is a sole source purchase. Recommend approval.

27. Transportation Services for Golden Age – Annual Contract – Bid No. 03.342. Recommend approval to procure transportation services from Golden Years in the amount of \$100,750.00. The services are needed to provide transportation for the elderly to various Golden Age Centers for participation in the Leisure Services Golden Age programs.

Although solicitations were made to 39 vendors, only one bidder responded.

Bids were received December 9, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

L.B. \* Golden Years \$ 100,750.00

Funds are available in the 2003 Budget, Account No. 101-6110-51295. A Pre-Bid Conference was conducted and one vendor attended. (\*Indicates minority vendor.) Recommend approval.



28. Lease of Space at Forsyth Park Fort – RFP No. 03-253. Recommend approval of a lease agreement with The Kessler Collection (TKC) for a visitor's center/café to be located in the Forsyth Park fort upon completion of the fort renovation project. TKC will staff the Visitor's Center, provide daily cleaning of the public restrooms, and pay the City 5% of gross revenues.

A request for proposals was issued in September, 2003 and three responses were received. The proposal from E&D Contracting Services was considered non-responsive due to their request for a temporary lease to allow them time to provide a plan and Stacey Kronquest and Carol Karadeniz withdrew their proposal. TKC has the experience and qualifications to provide an excellent facility, however, the original terms proposed were not favorable to the City. Therefore, staff met with TKC and negotiated more favorable terms.

The agreement will be subject to final contract negotiations, but this approval will allow TKC to begin preparations and provide input into the design of space at the fort.

The proposers were:

B.P. The Kessler Collection

+ \*\* Stacey Kronquest and Carol Karadeniz

++ E&D Contracting Services

Recommend approval to proceed with the contract for leasing of space at Forsyth Park fort. (+Indicates proposal withdrawn, ++Indicates proposal non-responsive, \*\*Indicates woman-owned business. See attached memo.) Recommend approval.

29. Program Development for Customer Service Software – Sole Source. Recommend approval to purchase software program development services from ESRI in the amount of \$18,454.00. The developed software will replace the Service Desk database for Water and Sewer, Facilities Maintenance, and Property Maintenance and will eventually incorporate most City services. It will provide instant access to calls for service represented on a city map. The Information Technology Department will maintain and support the application to avoid the cost of contracting for these services.

The reason why a sole source vendor is required is that ESRI has demonstrated a unique cost effective solution to a Service Desk or 311 Application. The key component is the combination of call data with geographic information systems (GIS) developed by ESRI.

The offer was received December 8, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days.

The bidder was:

S.S. ESRI \$ 18,454.00

Funds are available in the 2003 Budget. A Pre-Bid Conference was not conducted as this is a sole source purchase. Recommend approval.

30. Clyde E. Martin Drive Road Repairs and Paving – Savannah/Hilton Head International Airport. The Savannah Airport Commission requests authorization to contract with Whirlwind Enterprises, Inc., the low bidder in the amount of \$73,864.04. for repairs on Clyde E. Martin Drive.

This street was partially constructed to provide access to the contractor building the new Hilton Garden Inn. The completion of the road was scheduled to take place after the heavy construction equipment ceased using the road. Bids were requested to make repairs and apply the surface course of paving to the road.

The bidders were:

L.B. Whirlwind Enterprises, Inc.	\$ 73,864.04
Bryco, Inc.	\$ 94,995.00
Ellis Wood Contracting, Inc.	\$ 133,600.00
APAC	\$ 145,470.00

Recommend approval.

31. Replace Air Conditioning Units at Air Cargo Building -Savannah/Hilton Head International Airport. The Savannah Airport Commission requests authorization for a contract with Cowart's Custom Air Heating & Cooling, the low bidder in the amount of \$18,700 to replace six of the original roof top air conditioning units at the Air Cargo Building.

The bidders were:

L.B. Cowart's Custom Air Heating & Cooling	\$ 18,700.00
Lone Star Air Inc.	\$ 19,250.00
Boaen Mechanical Contractors, Inc.	\$ 19,500.00
York International, Inc.	\$ 20,805.00
TWC SVCS	\$ 26,663.00

Recommend approval.

City of Savannah  
Summary of Solicitations and Responses  
For December 22, 2003 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>Minority Vendor Available</u>	<u>Total Sent</u>	<u>Sent to Minority</u>	<u>Total Received</u>	<u>Received From Minority</u>	<u>Est. Award Value</u>	<u>Est. Min. Award</u>	<u>Low Bid Vendor Type</u>	<u>M/WBE Sub</u>	<u>Vendor Type</u>
03.318		Battlefield Park Soil Remediation	No	Yes	7	1	7	1	1,333,052.78	0	D	\$245,579.00	A, E
B03.339	X	Pagers and Paging Services	Yes	No	9	0	4	0	\$ 55,453.80	0	B, B	0	0
B03.364	X	Digital Copiers	Yes	Yes	28	11	8	0	\$126,274.08	0	B	0	0
B03.333	X	Uniform Shoes for SFD	Yes	Yes	75	2	8	0	\$ 16,384.05	0	E	0	0
B03.322	X	Street Sweeper Parts	Yes	Yes	26	2	2	0	\$ 41,648.00	0	D	0	0
B03.337	X	Towing of Abandoned Vehicles	Yes	Yes	24	4	1	0	\$25,800.00	0	B	0	0
Sole Source		Ammonia Feed Equipment	No	No	113	15	1	0	\$ 24,832.00	0	D	0	0
B03.342	X	Transportation Services for Golden Age Centers	Yes	Yes	39	3	1	1	\$100,750.00	\$100,750	A	0	0

VENDOR(S)\*

- A. Local Minority
- B. Local Non-Minority
- C. Non-Local Minority
- D. Non-Local Non-Minority
- E. Woman Owned
- F. Non-Local Female

## Inter-Departmental Memorandum

**TO:** Mayor and Alderman

**FROM:** Michael B. Brown, City Manager *Michael*

**SUBJECT:** Benjamin Van Clark Neighborhood Redevelopment Plan

**DATE:** November 19, 2003

A draft of the Benjamin Van Clark Neighborhood Redevelopment Plan is attached for your review.

### Background

The Benjamin Van Clark Neighborhood Redevelopment Plan has been prepared in a partnership with the City's Community Planning and Development Department, the Benjamin Van Clark Planning Committee, the Benjamin Van Clark Neighborhood Association and residents. This redevelopment plan has been prepared to act as a guide for future development and redevelopment activities, and to improve the quality of life for residents of the neighborhood. The plan addresses key issues which are critical to the viability of the neighborhood, including housing conditions, land use, vacant lots, traffic, infrastructure, historic preservation, home ownership, economic development, public safety, community involvement and potential redevelopment areas. It includes documentation to substantiate the presence of dilapidated buildings, deteriorated infrastructure, and public safety conditions which are detrimental to the quality of life of residents. Also, this plan is a prerequisite for designating the Benjamin Van Clark neighborhoods an Urban Redevelopment Area.

### Condition Summary

The Benjamin Van Clark neighborhood is bounded by Wheaton Street, west property line of properties facing Adair Street, and the Truman Parkway on the north; on the west by Waters Avenue; on the south by East Anderson Street; and on the east by Bee Road. A portion of the Hillcrest section was added for this plan. There are 2,545 residents living in this community, of which 96% are African-Americans. About 38.9% of the residents in the neighborhood live in poverty. The neighborhood has an unemployment rate of 18.9%. Only 27% of the residents own their homes in Benjamin Van Clark, compared to the city-wide home ownership rate of 45%; 30% of the housing units in the neighborhood are vacant.

### Neighborhood Redevelopment Goals

The residents of Benjamin Van Clark have established the following goals for their community.

- *A neighborhood with actively involved residents and a neighborhood association that is accessible to everyone in the community through its programs.*
- *A neighborhood that is free of poverty and has economically self-sufficient residents.*
- *A neighborhood with vibrant commercial corridors.*

- *A neighborhood in which various types of housing, including homeowner and rental housing, are in standard condition and are affordable.*
- *A neighborhood free of violent and criminal activities, drugs and drug trafficking, and unsafe traffic conditions.*
- *A neighborhood free of substandard infrastructure conditions.*
- *To maintain and support the predominately residential and traditional character of the neighborhood, while allowing multi-family and commercial land uses at appropriate locations. To deter physically incompatible land uses and detrimental land uses that threaten the health, vitality, and well-being of the neighborhood.*
- *A neighborhood that is litter-free and has well-maintained properties.*

### **Current Redevelopment Efforts**

Below are some of the current revitalization efforts and initiatives that will help to stimulate future investment in the neighborhood:

- In 2000, Garden Homes was demolished to make way for the HOPE VI project. The Housing Authority of Savannah received \$16.3 million in HOPE VI grant. The HOPE VI project calls for 214 multi-family units to be built on the old Garden Homes site, 60 new single-family homes to be constructed on infill lots throughout the neighborhood and rehabilitation of 100 units throughout Benjamin Van Clark and Eastside. The HOPE VI project will boost home ownership in the neighborhood. The total investment in this project is estimated at \$60 million.
- The Housing Authority of Savannah has renovated the old Navy Reserve Center and turned it into a Community Resource Center. The facility is associated with the HOPE VI project and provides space for training and offices. The Senior Citizens, Inc., moved their kitchen facilities for the Meals on Wheels program from the Stubbs Tower to the new Resource Center. This move resulted in an increase of kitchen space from 800 square feet to 3,000 square feet.
- The City completed major improvements on Wheaton Street, including construction of new sidewalks to improve pedestrian safety. The cost of the project is estimated at \$2.6 million.
- Under the approved 2003 - 2008 Special Purpose Local Option Sales Tax (SPLOST), the Benjamin Van Clark neighborhood will receive \$800,000 for economic development, and \$2 million for infrastructure improvement.
- Between 2001 and 2002, the City's Housing Department assisted 49 homeowners to rehabilitate their properties at a combined total cost of \$160,000 (CDBG funds). Rehabilitation assistance included home repairs, home improvement grants and loans, home security improvements and weatherization grants.
- The Chatham Area Transit Authority adopted a Bench and Amenity Plan, which will benefit Benjamin Van Clark residents. The project involves strategic placement of shelters and benches throughout the system as well as increasing the number of amenities provided each year.
- The Benjamin Van Clark Neighborhood Association received \$10,000 through the City's Grants for Neighborhoods Program to implement youth leadership development and senior programs.



### **Process After Adoption of Plan**

Successful adoption of the redevelopment plan will afford the City certain powers in requiring property owners to develop or redevelop their property. The greatest benefit will result from the public-private investment partnerships now existing in the neighborhood. Specific actions-next steps- which will be taken are:

1. The Benjamin Van Clark neighborhood will become a designated redevelopment area of the City's revitalization efforts. This will enable resources to be designated for the improvement of the physical, social, and economic conditions of the neighborhood.
2. The Benjamin Van Clark Neighborhood Association will continue to receive technical assistance from the City to improve capacity building and enhance the effectiveness of the association.
3. The partnership between the City, Housing Authority of Savannah and residents, public and private groups with interest in the revitalization of the Benjamin Van Clark neighborhood, will be maintained through the following: monthly meetings, the activities of block captains, and neighborhood participation in revitalization efforts.
4. With the adoption of the plan, the neighborhood will be protected from incompatible development.
5. The Housing Authority of Savannah will utilize the plan to enhance and accelerate the completion of the HOPE VI project.

MMB:IGS:TY:AI:BW

cc: Israel Small  
Taffanye Young  
Alex Ikefuna  
Brian White

Y:/WP/wpfiles2003/benjamin van clark/council\_memo.wpd

**CITY OF SAVANNAH  
LEISURE SERVICES BUREAU**

**MEMORANDUM**

**TO:** Mayor and Aldermen  
**FROM:** Michael B. Brown, City Manager *Michael*  
**SUBJECT:** Forsyth Fort Operation  
**DATE:** December 17, 2003

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As we near the beginning of the renovations to the Forsyth Fort, City staff have been analyzing the scope of the operation of the building to determine how best to operate the facility.

As you know, the primary purpose for the renovation to the Fort is to provide a "Hospitality Center" for park users and tourists. The Hospitality Center should offer clean and safe restrooms, tourism information and ideally some form of concession (i.e., bottle water, snacks). Our existing Hospitality Center on River Street has proven to be very successful in terms of enhancing the experience of those visiting the Riverfront area, however the annual cost to operate the center exceeds \$100,000.00.

An analysis of the City's cost to provide the hospitality and food service for a visitor's center at Forsyth Park indicated not only high operational costs but also significant administrative overhead. The site is independent of any City staffed facility and would require additional personnel for cleaning, scheduling and maintenance. Also included is the risk factor associated with unknown use of the facility. Therefore, staff determined it would be in the City's best interest to seek proposals from outside parties experienced in food service operations who would be interested in operating such a facility.

An RFP was issue in September, 2003 and three responses were received. The proposal from E&D Contracting Services was considered non-responsive due to their request for a temporary lease to allow them time to provide a plan. Interviews were scheduled with the other two respondents, however, one of the two remaining proponents withdrew their proposal prior to the interview.

The third proponent, The Kessler Collection (TKC) is the owner of The Mansion which is under construction across from the Forsyth Park Facility. TKC has the experience and qualifications to provide an excellent facility, however, the original terms proposed

were not very favorable to the City. Therefore, staff met with TKC and negotiated more favorable terms which include:

- TKC will provide personnel and expense for the daily cleaning of the entire interior facility including the restrooms.
- TKC will make the facility available to the public a minimum of 8 hours per day, 7 days per week, ensuring access to restroom facilities 7 days per week. During peak demand, the facility will be available 12 hours a day.
- TKC will provide all staffing for the visitor's center.
- TKC will pay the City five percent (5%) of the gross receipts not to exceed \$12,000 for years 1- 5 ; five percent (5%) not to exceed \$15,000 per year in years 6-10 and five percent (5%) not to exceed \$20,000 per year for the first renewal period in Years 11-15.

The agreement with TKC will provide a cost avoidance to the City of at least \$100,000 per year in staffing and janitorial costs based on the City's cost to operate the River Street Hospitality Center. The agreement will also provide the City a percentage of the revenues generated from food and beverage sales. Of equal importance is that TKC has the resources and incentive to operate a first class facility which will complement their hotel property and be an asset to the City.

Recommend authorization for the City Manager to finalize the agreement between the City and TKC for the operation of the Forsyth Park visitor's center.